



DeKalb County Planning & Sustainability Department

178 Sams Street, Decatur,
GA 30030

Michael L. Thurmond
Chief Executive Officer

Cedric Hudson
Interim Director

LAND DEVELOPMENT – SITE PLAN REVIEW CHECKLIST

(Land Development Section's)

This checklist shall be submitted with your documents/drawings. Answers shall be provided to all items as “no” or “yes”; and if “no”, you must explain why the item in question is not applicable.

Project Name:

Date:

Address:

Parcel #:

Name of Design professional _____ Signature _____ Seal _____

Date: _____

GENERAL INFORMATION TO BE SHOWN ON THE DRAWINGS	IS ITEM ADDRESSED?	IF NO, EXPLAIN
<p>1. Have you had a pre-submittal meeting? If no, you must request a pre-submittal before submitting your drawings.</p> <p>Pre-submittal meetings are held on Wednesdays, and you must submit a conceptual plan by the Thursday preceding your targeted Wednesday to be scheduled.</p> <p>To request a pre-submittal meeting, please send an email to landdevelopment@dekalbcountyga.gov</p>		
<p>2. Add statement on cover sheet:</p> <p>I _____, a professional engineer, Architect, or Landscape Architect licensed in the State of Georgia, hereby certify that I have personally reviewed the attached submittal plans for a land disturbance/development permit. In my opinion, these submittal plans meet all applicable regulations and ordinances of DeKalb County. DeKalb County and other affected parties may rely on this certification.</p> <p>Signature _____ Georgia Registration# _____</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>
<p>3. Place on cover “DeKalb County Development File#</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>



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4. Describe in detail the scope of work on the cover	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
5. If project is a subdivision, indicate on cover along with the name of the subdivision whether or not it is a fee simple development (example of non-fee simple development are condominium, apartment complex, townhouses for rent, etc.)	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
6. All sheets must be sealed, signed and dated by a professional engineer, architect or landscape architect (as applicable) currently registered in the State of Georgia.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Required sheet size 24" x 36"	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
All conditions, statements, and details must be complete and legible	<input type="checkbox"/>	<input type="checkbox"/>	
8. Provide current property metes and bounds survey. Must show surveyor's acknowledgement sealed and signed; and surveyor's certification	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
9. Use clear, distinct, varied, drawing line weights, and line types to reflect existing and proposed features.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. On the cover show a location map with DeKalb County outline and indicate the approximate site location.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Place on the cover sheet a vicinity map with adequate scale to identify the surrounding streets	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. Show the F.E.M.A. map panel image and map panel number for the property on the cover sheet.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
13. Show names of adjoining property owners, deed book and page numbers, zoning districts on those parcels.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
14. Provide floodplain statement. Reference the effective FEMA Firm Panel number, revision date and any applicable CLOMA	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
15. Provide wetlands statement. (The statement is to indicate if the site is within any area of a wetland). Delineate wetlands areas, and note the areas (in acres/sqft) to be impacted.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
Provide a copy of the IpaC Letter from the USFWS (US. Fish and Wildlife Service) if state waters buffers, floodplain, and/or wetland are to be impacted.			



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16. For 1 acre or more disturbed show N.P.D.E.S. fees table to be paid to state and county on the cover sheet	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
17. Show property address(es), tax parcel ID., zoning district, and zoning case numbers on the cover sheet	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
18. Show disturbed area, total tract size, total impervious area (at the end of project), and percentage of tract impervious on cover sheet	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
19. Provide the following details regarding the impervious areas on cover sheet: <ul style="list-style-type: none"> - Existing impervious area <ul style="list-style-type: none"> ▪ Existing impervious area to be removed ▪ Existing impervious area to be replaced - New impervious area to be added 	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
20. On cover show name, physical address and phone number of owner, developer and engineer.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
21. List a valid 24-hour contact name and telephone number on the cover	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
22. Trash compactor design must be approved by Health Department and documentation of approval provided (14-396)	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
23. If property/development is to use onsite private septic tank system, documentation of approval by the Health Dept. must be provided	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
24. Add note on cover : DeKalb County Sanitation Department is responsible for garbage and recycling pick-up	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
25. Add note on cover : <u>DeKalb County is not responsible for any errors or omissions by engineer or other design professionals on design or County code requirements for this project</u>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
26. Add note on cover : <u>72 hours notice is required to Georgia 811 Utility Protection Center before any planned digging.</u> http://www.georgia811.com	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
27. If tax parcels need to be combined, a separate application for lot combination is required and must be completed before Land Dev permit can be issued. Contact landdevelopment@dekalbcountyga.gov for information regarding lot combination application submittal	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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<p>28. Show the following on all applicable sheets:</p> <ul style="list-style-type: none"> ▪ 100-yr floodplain contour line <u>with</u> base flood elevation (BFE) to the nearest 10th of a foot ▪ Floodway delineation ▪ AFCF (area Adjacent to Future Conditions Floodplain): 3' above BFE or 1' above Future Condition Floodplain, whichever is greater ▪ State waters/stream with applicable buffers <p>The County GIS map can be accessed here: https://arcg.is/P89a9</p>	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>	
GENERAL ZONING INFORMATION TO BE SHOWN ON THE DRAWINGS	IS ITEM ADDRESSED?	IF NO, EXPLAIN	
<p>29. Insert in the plan set a copy of the approved sketch/preliminary plat signed by County representative documenting the approval. (Preliminary/sketch plat expires twenty-four (24) months from the date of the approval of the preliminary/sketch plat. If 51% of linear feet of total road in the entire development shown on the preliminary/sketch plat is complete at the expiration of the 24 months from the date of the approval of the preliminary plat, the Chief Executive Officer is authorized to grant a one-time, one year extension of the approval of the preliminary plat)</p>	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>	
<p>30. On the cover show zoning district, zoning case #, Special Administration Permit #, Special Land Use Permit #, or Zoning Board of Appeals case #. Embed in the plan set a copy of approved conditions documenting and embed all case specific plans and details. Embed in the drawings, County documentation of all approvals with conditions, site specific plans, and approved details.</p>	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>	
<p>31. Show the floor area of building with breakdown for each type of use for a non-residential development</p>	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>	
<p>32. Show the number of bedrooms and floor area of each type of unit for attached housing</p>	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>	
<p>33. Show the number of stories in building and building height</p>	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>	
<p>34. Show graphically all building setbacks, transition buffers, easements and separations and label them accordingly.</p>	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>	



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35. Show existing structures on property (labelled as existing) and adjoining structures adjacent to property with ownership information.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
36. No structure is allowed in the required buffer or Right-of-way.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
37. Provide a landscape plan for areas of transitional buffer encroachment/re-vegetation.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
38. No more than fifty (50) percent of required open space may consist of floodplain, wetlands, steep slopes, streams and buffers	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
39. <u>Add note</u> : Stormwater detention facilities shall be located on an individual parcel of land not meant for other improvements. A detention facility for a subdivision of fee simple single-family residences shall not be located on the same lot with a single-family home	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
40. Note on plan that any conservation areas will be recorded at the DeKalb County Courthouse in perpetuity with the affected properties	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
41. Show existing and proposed R/W lines, lot lines, building envelopes, pavement and other impervious areas, curb and gutter, and R/W widths	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
GENERAL PARKING INFORMATION TO BE SHOWN ON THE DRAWINGS	IS ITEM ADDRESSED?	IF NO, EXPLAIN	
42. Show total minimum and maximum parking required and the number of parking stalls provided in a table	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
43. If subdivision, indicate number of parking spaces in garage and driveway; and provide dimensions (width/length) of driveway to confirm	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
44. Show parking spaces with typical dimensions per DeKalb County standard.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
45. Show and label ADA parking and access ramps. Provide details	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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46. Vertical handicap sign required at handicap parking space(s). Indicate on the plan with labels or legend	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
47. Show handicap ramps at all sidewalk crossings.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
48. Show sidewalk from the building(s) to the street. Safe and convenient paved pedestrian pathways shall be provided from sidewalks along streets to each building entrance, including pedestrian access routes to parking decks and through parking lots and between adjacent buildings, transit stops, street crossings within the same development. All such pathways shall have a minimum width of three (3) feet.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
49. Roads, parking lots, and drive aisles must be paved and labelled. Provide all pavement section detail(s)	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
50. Show traffic flow/direction in the parking lot and street.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
51. Label streets public or private and comply with the design requirement	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
52. Parking shall not be located in the right-of-way and/or required front yard.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
53. Show striped pedestrian cross-walk(s)	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
54. Private streets within any zoning district shall not be used to satisfy the off-street parking requirements of the Code	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
GENERAL UTILITY INFORMATION TO BE SHOWN ON THE DRAWINGS	IS ITEM ADDRESSED?		IF NO, EXPLAIN
55. Show septic tank and drain field location on the plan: provide a copy of approval from the Health Department.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
56. Show minimum twenty feet (20') sanitary sewer easement for all County maintained lines not within County Right-of-Way	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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57. Note on the plan: Sewer laterals outside of building require separate plumbing permit.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
58. Show sanitary sewer/water main crossings on the storm drain profiles, and clearance in ft	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
59. Note on the plan: “Prior to construction of any utility facilities within the right-of-way of any county maintained roadway, a permit must be obtained from the utility coordinator. https://www.dekalbcountyga.gov/transportation/utility-permitting ”	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
60. Note on the plan: “Prior to construction of water mains and sanitary sewer lines, final design approval must be obtained from Department of Watershed Management.”	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
61. Show minimum twenty (20) foot water main easement for all County maintained lines not within Right-of-Way.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
62. Where sewer lines are constructed underneath a private street, the developer is required to grant an easement to the county for installation, maintenance and repair of such sewer lines	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
63. Show the closest existing fire hydrant on the properties side of the street.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
64. Show location of all new fire hydrants	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
65. Note on plan: Notify water and sewer inspector at 770-732-6411 prior to start of construction	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
GRADING/DRAINAGE INFORMATION TO BE SHOWN ON THE DRAWINGS	IS ITEM ADDRESSED?		IF NO, EXPLAIN
66. Provide storm water and water quality certificates in the plans and in the stormwater/hydrology report.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
67. Provide flood plain certificate certificates in the plans and in the stormwater/hydrology report (if applicable)	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
68. Add note on grading plan : Any wall of 4’ or greater in height requires a separate building permit before construction	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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69. Provide guardrails, as applicable. Detail design is required.	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
70. Recommend using minimum storm pipe cover of two (2) feet. The code minimum is one foot	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
71. Show the limits of detention, volume provided, top of dam, and 100-year ponding elevation on site plan and grading plan	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
72. Minimum pipe slope is 0.5% or slope with flow of at least 2.5 fps	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
73. Show grading of all open channels. Include cross-sections and calculations to provide 25-year storm capacity, velocities, dimensions, freeboard, and permanent grassing/sodding details to sustain the Qp25 velocity	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
74. Drainage other than sheet flow across two or more lots requires a dedicated drainage easement. Define any such drainage easements with adequate labels	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
75. Show storm sewers extending to the rear of the lot unless discharging to defined channel approved by the Land Development Department.	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
76. Provide the storm pipe bedding detail	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
77. Show and label all existing drainage structures. Provide inverts, and angles. Show catch basin top and pipe invert elevations. Inverts on all structures shown to be paved smooth	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
78. Show and label all proposed drainage structures. Provide inverts, and angles.	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
79. 25-year hydraulic grade line (HGL) must be contained within the pipe and the 100-year HGL must be below proposed finished grade	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
80. Where tie-ins into existing structures are proposed, please field verify suitability	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	



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<p>81. Show detail of detention facility outlet control structure (OCS) on plans</p> <ul style="list-style-type: none"> ▪ Show OCS plan view with dimensions ▪ Show OCS front view, with orifices diameter and weirs length (information shall be reconciled with hydrology report) ▪ Show bottom and top elevation of OCS ▪ Show trash rack ▪ Show raised lid with ring and cover 	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>82. Show on site plan:</p> <ul style="list-style-type: none"> ▪ Location of detention pond (perimeter delineated) ▪ 10' easement around pond (must be inside fence) ▪ 5' high fence around pond, if water/ponding depth to be 4' or greater ▪ 15' access easement to pond from public right-of-way 	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>83. Show on grading plan:</p> <ul style="list-style-type: none"> ▪ Existing contour/grade with elevation ▪ Proposed contour/grade with elevation ▪ Grading for detention pond ▪ Pond's dam with width ▪ Pond's wall with top and bottom elevation (if applicable) ▪ Location of detention pond ▪ 10' easement around pond (must be inside fence) (If pond is walled and 10' easement outside of wall, a detail explanation must be provided as to how the pond will be maintained, having a wall between the 10' easement and the pond) ▪ 5' high fence around pond, if water/ponding depth to be 4' or greater ▪ 15' access easement to the pond from the public/private right-of-way ▪ proper drainage and access easement for all drainage structures 	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>84. Provide pipe chart and gutter spread. Maximum gutter spread at curb is 8' (eight feet) on a 10-year storm. Recommend not exceeding half a travel lane</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>85. Storm drain system must be designed to convey the 100- year storm. Longitudinal pipes on public streets may be sized for 25-year storm</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>86. All catch basins are to be flush mounted per STD. 402 and 403 (alternative plan). Show one foot lid offset in cul-de-sacs and streets with header curb</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	



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<p>87. Note on plan: Compaction of all fill material between the front and rear building lines to be 95% standard proctor must be certified by Georgia Registered Professional Soils Engineer prior to the installation of curb. This certification will be submitted to the Chief of Development inspections. Lots with 2' of fill or greater, as delineated on the construction plans, will require a compaction certifications prior to issuance of building permits. The Engineer will also provide a letter listing those lots that require compaction certification. Those lots that require compaction certification will be indicated on the final recorded plat.</p>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
<p>88. Storm drain under building not acceptable</p>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
<p>89. Provide compensatory grading plan for work within the flood hazard area.</p> <p>Encroachment into the floodplain shall comply with Art IV, chapter 14 of the County codes</p>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
<p>90. Show areas of proposed cut/fill in the floodplain. Provide cut and fill sections. Cut and fill must balance, within boundary of site. Maximum compensatory grading is 150 cubic yards of per acre of floodplain on site.</p>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
<p>91. Show all existing and proposed lakes with surface area, normal pool elevation, and dam height, top width, % slopes. Provide details for existing/proposed outlets/drain pipes and spillways.</p>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
<p>92. Show/note all Minimum Finished Floor Elevations (MFFE) for all lots located adjacent to the flood hazard area or detention/retention pond. For residential developments, the MFFE is the AFCF and for non-residential, MFFE is either (whichever is greater) based flood +1', or Future Condition Flood elevation, or top of dam of pond +1' or 100-yr WSE for pond +3'</p>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
<p>93. Discharge pipe from Detention/Water Quality pond must release a minimum of 25' from property line. Adverse impact to adjacent properties is prohibited. If downstream easements are needed to extend the drainage system to an adequate outfall, the developer shall obtain these easements; or volume mitigation shall be addressed in addition to peak flow mitigation.</p>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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94. Slope of discharge pipe shall not exceed 2%	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
95. All storm drain pipes or culverts carrying stormwater from the street and the adjacent property between or through lots shall be extended to at least thirty (30) feet behind the rear of the house.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
96. Add note: Only non-erosive flows will be provided for leaving the site	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
97. State the discharge flow volume and velocity leaving the site and provide adequate mitigation design against erosion damage for the 25-yr and 100-yr storm event.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
98. Contact U.S. Army Corps of Engineers (USACoE) regarding wetland permit determination. Provide copy of Nationwide or Individual Permit from USACOE.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
99. Obtain water impoundment permit from Health Department for lake construction	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
100. Obtain written approval from GA. D.N.R. for regulated dam construction (refer to Georgia Safe Dam Standard)	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
101. Provide verification of notification of all property owners affected by off-site work. Secure easements before submittal of plans for review and provide a copy of the executed easement agreement.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
102. Show the soil series on the grading plan	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
103. Within the transitional buffer, the natural topography of the land shall be preserved and existing growth shall not be disturbed except where necessary to remove dead or diseased trees and undergrowth or to enhance the buffer with additional landscaping in order to provide a screen so as to prevent view of the higher density development from the lower density development	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
104. Grading or construction adjacent to the transitional buffer zone shall not disturb or encroach upon the transitional buffer zone	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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105. If grading is required in the transitional buffer in order to prevent or control erosion, the area of such grading shall cover no more than twenty (20) percent of the required transitional buffer & shall be immediately replanted upon completion of easement improvements and shall avoid disturbance of the soil within the drip line of trees within the transitional buffer	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
106. Any approved utility crossings within the transitional buffer shall be perpendicular to the transitional buffer	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
107. A pedestrian walkway, a maximum width of five (5) feet, may be located in the buffer to provide pedestrian access to the adjoining property. Where a pedestrian walkway is provided, a gate shall be installed in the required screening fence	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
108. Retaining walls shall be located outside the public right-of-way	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
109. Retaining walls (including footing) shall be located within the confines of the owner's/applicant's property	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
110. Retaining walls shall comply with applicable easement restrictions	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
111. Retaining walls shall not be located within undisturbed stream buffers, transitional buffers, floodplains, drainage easements, or drainage ways in a manner that impedes the flow of water	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
112. Show water quality ponds and BMPs outside of creeks/streams, floodplains, wetlands, and buffers.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
113. General minimum slope for pond(s) is 3:1. Show 3:1 grading of pond(s).	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
114. Detention facilities shall be planted with evergreen plant material consistent with buffer standards in section 5.4.5.C. No trees shall be allowed in the ten-foot maintenance easement.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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STORMWATER MANAGEMENT INFORMATION TO BE SHOWN ON THE DRAWINGS	IS ITEM ADDRESSED?		IF NO, EXPLAIN
115. Address all applicable items on the Land Development - Stormwater Management Review checklist.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
116. Pond construction requires minimum setback of 20' from property line, 100' to 250' from a Private well and 50' from a septic tank/leach field	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
117. HDPE pipe is only allowed outside of the R/W and on non-single-family projects (i.e. commercial, industrial). Junction boxes are required to have manhole access. Plans should reference AASHTO M294 requirements	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
118. Show curb inlet placement at low points in road.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
119. Show the 100-year ponding elevation at inlets. Ponding shall not occur on adjacent property without obtaining a drainage easement.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
120. Provide appropriate energy dissipation devices at all pipe outlets, open channels, and outlet control structures and culverts if exit velocities exceed 4 fps. Show/note the type of energy dissipation to be provided. Provide sizing calculations if rip-rap is proposed	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
121. If water depth in a pond is 4 feet or greater provide 5' chain link fence with 10' access gates to be placed at the outer edge of the 10' access easement to service around the pond	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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<p>122. Provide pipe profiles with existing and proposed ground surface profiles, pipe lengths, slopes, inverts, type, and hydraulic grade lines.</p> <ul style="list-style-type: none"> • Show 25-year hydraulic grade line. It must be below the crown of the pipe. Please provide supporting data in pipe profile chart or hydro study • Show 100-yr HGL. Must be below the proposed grade • Minimum acceptable pipe diameter for County maintained sections and systems is 18 inches • Minimum slope is 1% for BCCMP and 0.50% for RCP. For slopes < 1%, show that a minimum of 2.5 fps is attained for the 2-year frequency event. • CMP' or BCCMP pipe(s) exceed(s) 12% slope. RCP pipe exceed(s) 12% slope • On CMP pipe exceeding a 12% slope, show anchor collars. Provide construction detail and locations • RCP is recommended under roads • Angle conflict among pipes will require a larger manhole for structure. 	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>	
<p>123. All pipes requiring a manhole base larger than 48" in diameter must be identified by showing base unit and reduction cone, inverts of pipes, etc</p>	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>	
<p>124. Show/Label all drainage easements for pipes. Required D.E. Widths: 18", 24", 30" = 20' DE; 36", 42", 48" = 25' DE; >48" = 30' DE</p>	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>	



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<p>125. Provide pipe chart indicating the following:</p> <ul style="list-style-type: none"> • Pipe Numbers • Invert elevations • Pipe Sizes • Pipe Slope • Pipe Length • Contributing Drainage Area • Design discharge (Q₂₅ for piped drainage; Q₁₀₀ for culverts) • Design storm frequency (25-year for piped drainage; 100-year for culverts) • Runoff Coefficient for CMP • Pipe material/coating. Indicate corrugation spacing and height • Velocity (V₂₅ may not exceed erosive velocity at outlet headwall unless additional energy dissipation is provided.) • Gutter spread (not to exceed eight feet in width for a 10-year design storm event) 	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>	
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126. Provide open channel chart indicating: <ul style="list-style-type: none"> • Open Channel Numbers • Contributing Drainage Area • Runoff coefficient (per future land use plan and assuming no detention) • Conveyance Size. Provide typical cross section • Lining Material (riprap, sod, vegetative, etc.) • Channel Length • Channel Slope (for min and max values) • Velocity (V₂₅ may not exceed erosive velocity) • Design Storm frequency (25-year) • Design discharge (25-year) • Normal flow Depth (25-year) • Indicate free board capacity 	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
127. Note on plans: All storm pipe and structures shall comply with GADOT standards for design, construction, and installation	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
128. Verify that the pond outlet discharge pipe has been checked for inlet and outlet control	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
129. Show a minimum of 18" of cover for pipe. Additional cover may be required depending on expected loading	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
130. Show all sanitary and water line, and other utility crossings on storm profiles. Provide a minimum of 12" vertical and horizontal separation between all buried utilities & storm pipes	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
131. Show curb inlet at low point of Street	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	



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<p>132. Culvert Headwater & Tail water Limitations: for drainage facilities with cross-sectional areas equal to or less than 30 ft², HW/D for the 100-year frequency storm must be equal to or less than 1.5. For drainage facilities with cross-sectional areas greater than 30 ft², HW/D for the 100-year frequency storm must be equal to or less than 1.2. Culverts must be sized to maintain flood-free conditions on major thoroughfares with at least 18-inches freeboard at the low-point of the road. (All criteria from Section 4.3, culvert design, of the GSMM are required.)</p> <p>Inlet/outlet control calculations are required for all street crossings in addition to Manning's equation. Ensure that Tc is representative of the drainage area</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>133. The weighted runoff coefficient for major culvert analysis should be based on upgradient drainage area</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>134. RCP is required for culvert(s) placed in streams with any base flow.</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	



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	NO	YES	
<p>135. In order for permeable materials/features such as permeable pavers, porous concrete/asphalt, artificial turf to be considered/accepted as pervious surfaces; they must be designed to retain the same volume of runoff as a pervious surface such as a lawn. Hence, you must show that the proposed pervious material has the capacity/volume to retain the same amount of runoff as a lawn:</p> <p>(a) Calculate the runoff Q (in) to be expected from a lawn/grass area using equation 3.1.5 from the Georgia Stormwater Management Manual (GSM, 2016 Edition). $Q = (P - 0.2S)^2 / (P + 0.8S)$ ($S = (-10) + 1000 / CN$ with CN curve number of lawn/grass for the applicable hydrological group soil)</p> <p>(b) Precipitation value P to be used must be the 25-yr rainfall value from the NOAA Atlas Point Precipitation estimates.</p> <p>(c) Compute the volume of runoff F (in) to be retained by the permeable material: $F = P - Q$</p> <p>(d) Compute the depth of the storage area of the permeable material: $D = F / n$ where "n" is the porosity. (Please, note that D is depth of the storage area, and not the total depth of the entire permeable material which will include the depth of other layers and of the pavers or asphalt/concrete)</p> <p>(e) If an upturned underdrain is used, then $D = F / (0.75 \times n)$</p> <p>(f) If an underdrain is used, then $D = F / (0.50 \times n)$</p> <p>(g) If the permeable materials/features are used for the purpose to reduce the proposed impervious surfaces square footage to less than the threshold stated in Sec.14.40, in order to not provide full stormwater management/detention; then the permeable materials/features cannot be used to also comply with the water quality provision. A separate BMP shall be used to provide Water Quality.</p>	<input type="checkbox"/>	<input type="checkbox"/>	



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EROSION, SEDIMENTATION AND POLLUTION CONTROL INFORMATION TO BE SHOWN ON THE DRAWINGS	IS ITEM ADDRESSED?		IF NO, EXPLAIN
136. Incorporate applicable best practices from the Georgia Stormwater Management Manuel (G.S.M.M.) Volume Three	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
137. Embed in the plan set the completed applicable GAR Erosion and Sediment control plan checklist(s) used to prepare the plan. The checklist must be updated for the year in which the permit is to be issued.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
138. If it applies, embed the completed Appendix One Checklist indicating the selected items, <u>and</u> show them on drawings.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
139. Provide the GPS location of the construction exit. Give the Latitude and Longitude in decimal degrees	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
140. Show the 25' GA EPD buffer and on top, the 50' County buffer (a total of 75' buffer), measured from the top of bank.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
141. Variance from GA. E.P.D. required for encroachment in 25-foot state waters buffers	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
142. Variance from the County is required for encroachment into 50-foot state waters buffers	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
143. Show double row Type 'S' silt fence between land disturbing activity and State waters, wetlands and/or floodplain	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
144. Show the name and phone number of the 24-hour local emergency contact on the erosion and sediment pollution control plan.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
145. Show total tract size in acres. Show total disturbed area in acres. All common development must consider proposed land disturbance for all lots' area	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
146. Show the soil series on the erosion control plan	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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147. Show existing and proposed contours with labels and differing line weights and/or types.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
148. Show adjacent area, such as streams, lakes, drainage ditches, residential areas, etc, which might be affected	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
149. Show/note the boundaries of other natural feature and conservation areas such as wetlands, lakes, ponds, and other setbacks (e.g. septic tank and drinking water well setbacks)	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
150. Show vegetative plan for all temporary and permanent vegetative practices, including species, planting dates, seeding, fertilizer, and mulching rates.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
151. Provide retrofit sediment control structure at detention/sediment basin outlet to one-half the height of the outlet control structure with a filter blanket of 3" - 4" stone	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
<p>152. Show location and details of all erosion and sediment control practices to be used, using uniform coding symbols and details <u>from the current Manual for Erosion and Sediment Control in Georgia</u>. Practices may include, but not be limited to:</p> <ul style="list-style-type: none"> ▪ Construction exit. ▪ Sediment Barrier per the Manual. ▪ Retrofitting. ▪ Temporary sediment basin and calculations. ▪ Storm drain inlet sediment traps. ▪ Storm drain outlet protection. ▪ Channel stabilization and vegetation. ▪ Check dams. ▪ Rock filter dams. ▪ Down drains. ▪ Temporary creek crossings. ▪ Other: 	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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<p>153. Show Construction Activity Schedule with anticipated starting and completion dates for project, and detailed sequence of events for all activities, including but not limited to:</p> <ul style="list-style-type: none"> ▪ Installation of initial sediment control measures. ▪ Installation of temporary sediment basins or retrofitting. ▪ Clearing, grubbing and grading operations. ▪ Maintenance of erosion and sediment control measures. ▪ Installation of detention facility. ▪ Grassing-including mulching, temporary and permanent vegetation. ▪ Construction and installation of other site improvements. ▪ Final landscaping, grassing, cleaning of storm drains, etc. 	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>154. Show the proposed location of topsoil stockpile on the plan</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>155. Provide a typical lot erosion, sedimentation and pollutant control plans and separate plans for any lot that may not fit the typical</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>156. Provide a narrative for location, method of containment and disposal procedures for concrete truck or mixer wash out.</p>	<p>NO</p>	<p>YES</p>	
<p>157. Provide a narrative for storage location, method of containment and emergency procedures in the event of a spill or reportable quantity of petroleum products</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>158. Provide a narrative for paint and/or other chemicals with respect to storage, clean-up and disposal.</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>159. Delineate all State waters on or within 200 feet of the site. Note state waters may be off property, but required buffers may be on the property. You may use the DeKalb County GIS resources: https://arcg.is/P89a9</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>160. Add note: Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>161. Add note: Sediment and erosion measures and practices to be inspected daily</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>162. Add note: All disturbed areas to be grassed as soon as construction phases permit.</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	



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163. Add note: The escape of sediment from the site shall be prevented by the installation of erosion control measures and practices prior to, or concurrent with land disturbing activities	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
164. Add note: Cut and fill slopes shall not exceed 3H:1V on residential projects and lots, and shall not exceed 2H:1V on all other projects. If compliance is not met an application for a variance may be an option	NO	YES	
165. Add note: Weekly erosion and sediment control reports shall be submitted to the development department starting with the issuance of the development permit and ending when project is released by the inspector	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
166. Add note: "I certify that the permittee's erosion, sedimentation and pollution control plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document 'manual for Erosion and Sediment control in Georgia', published by the State Soil and Water Conservation Commission as of January 1 of the year in which the land disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and the designed system of Best Management Practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. Gar 10000_(1, 2 or 3)."	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
167. Add note: "I certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision."	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
168. Add note: Inspections by a qualified personnel provided by the primary permittee and the associated records shall be kept on site in compliance with Gar. 10000_ (1, 2 or 3).	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
169. Add note: Notice of intent and notice of termination must be filed with GA. E.P.D. A copy of the Submittal ID # to the GEOS and a copy of the NOI form shall be submitted to the County before issuance of permit; if land disturbance is one acre or more or within 200 feet of state waters. Submission must be 14 days prior to start of land disturbance activities.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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STREET/ROAD IMPROVEMENTS INFORMATION TO BE SHOWN ON THE DRAWINGS	IS ITEM ADDRESSED?		IF NO, EXPLAIN
170. 18" minimum curb and gutter. Provide the detail	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
171. Provide required sidewalk and landscape strip on both sides of internal streets AND along property frontage.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
172. Sidewalks shall be required on all sides of street frontage on all new and improved local residential streets in all subdivisions and along the street frontage of all new and improved non-residential developments and as set forth in section 14-190 of this article, unless determined by the planning commission to be infeasible only due to severe cross-slopes, shallow rock, soil or topographic conditions. At a minimum, however, continuous sidewalks shall be required on at least one (1) side of all new and improved local residential streets in all new and improved. No other variances or exceptions are allowed.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
173. A grassed, planted or landscaped strip, as set forth in section 14-190 of this article, shall separate all sidewalks from adjacent curbs, bridges excepted. Where sidewalks currently exist, new sidewalk construction or re-construction shall be continuous with existing sidewalks.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
174. Sidewalks shall be concrete and a minimum of five (5) feet wide and four (4) inches thick. In non-residential districts, where the development director may approve sidewalks to be located immediately behind the curb, such sidewalks shall be six (6) feet in width	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
175. All sidewalk construction and repairs shall provide for wheelchair ramps to and from sidewalks at the intersection of each street corner and crosswalk	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
176. Show details of widening per Std. 705 and header curb per Std. 501 on plan	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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177. Show cud-de-sac details, including spot elevations, on construction drawings	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
178. Street intersections with centerline offsets of less than one hundred twenty-five (125) are prohibited in subdivisions	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
179. Street intersections in subdivisions shall be as nearly at right angles as practicable. No interior angle shall be less than seventy-five (75) degrees	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
180. Each building in a subdivision shall be located on a lot or parcel that abuts a public street or private street. Private streets shall only be allowed if the development seeking to have a private street(s) is ten (10) acres or larger in size. The planning commission shall have the authority to waive this minimum acreage requirement if all real property owners that abut the proposed private street agree to such waiver	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
181. Private streets within any district shall be assigned names and locations. The names of these streets shall be shown on plans	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
182. Add note: Developers and property owners' associations shall ensure access to all private streets by emergency and law enforcement vehicles and shall ensure that private streets are constructed to allow access by all emergency vehicles and law enforcement vehicles.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
183. Private streets shall comply with requirements for public streets found in this chapter and all other applicable sections of the Code of DeKalb County.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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184. All proposed new streets (either private or public) shall be designed and built according to one of the standards listed in the table below. Street construction standards shall be no less than as follows:

Type of Road	Travel Lanes	Bike Lanes	Paving Width	Planting Strips	Sidewalks	Utility Strips	Property ROW	Underground Utilities	Street Lights	Other
Parkway, 4 lane divided	4 @ 11' 4"	2 @ 4'	2 @ 6'	2 @ 5'	2 @ 15'	20	Y	Y	20' landscaped median	
Major Arterial	4 @ 11' 4"	2 @ 4'	2 @ 6'	2 @ 5'	2 @ 15'	100	Y	Y		
Minor Arterial	2 @ 11' 4"	2 @ 4'	2 @ 6'	2 @ 5'	2 @ 15'	80	Y	Y		
Residential Arterial @ 11'	2 or 4 @ 11' 4"	2 @ 4'	2 @ 6'	2 @ 5'	2 @ 15'		Y	Y		
Collector	2 @ 11' 4"	2 @ 4'	2 @ 5'	2 @ 5'	2 @ 15'	70	Y	Y		
Res. Pkwy (min. 100 homes)	2 @ 11'		2 @ 5'	2 @ 5'	2 @ 15'		Y	Y	16' landscaped median	
Local Residential	2 @ 12'	0	2 @ 5'	2 @ 5'	2 @ 14'		Y	Y		
Local Office & Institutional	2 @ 12'	0	2 @ 5'	2 @ 5'	2 @ 15'		Y	Y		
Local Industrial	2 @ 14'	0	2 @ 5'	1 @ 5'	2 @ 15'		Y	Y		
Alley, Private	1 @ 12'	0	0	0	0	0	Y	O	2' shoulder on each side	
Alley, Public	1 @ 16'	0	0	0	0	20	Y	Y		

Paving Width = travel lanes + bike lanes

Right-of-way = paving width + curb & gutter width + utility strip + other (median or shoulder)

NO

YES

185. Half streets are prohibited. The applicant shall be required to pave the full standard width of any existing unpaved public right-of-way or any proposed public street on which the proposed subdivision has frontage and access

NO

YES

186. A temporary dead end street shall end in a temporary turn-around. The right-of-way of any temporary dead end street shall be carried to the boundary of the properties being subdivided. Street signs shall be posted stating: "No Exit — temporary dead-end street."

NO

YES

187. Dead-end streets designed to be so permanently shall be provided with a cul-de-sac at the closed end and shall not exceed one thousand two hundred (1,200) feet

NO

YES



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188. The minimum outside radius of a cul-de-sac shall be forty (40) feet, measured to the inside face of the outside curb. Each cul-de-sac shall provide a landscaped island at the center, and the clear width of the paved roadway measured from the outside of the landscaped island to the inside face of the outside curb shall not be less than twenty-four (24) feet. The radius of the right of way for the cul-de-sac shall not be less than fifty (50) feet.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
189. Alleys may be permitted as private streets providing secondary or service access and where the principal buildings have adequate access for emergency vehicles from a public street on their frontage	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
190. Where the alley serves as the primary means of vehicular access to the lot, it shall be dedicated as a public right-of-way	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
191. All alleys dedicated to the public shall provide a continuous connection between one (1) or more public streets	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
192. Alleys shall be paved and constructed to the same standards as the connecting public streets except that: <ul style="list-style-type: none"> • Alleys shall be constructed with flush curbs; • Buildings shall be set back at least ten (10) feet from the back of curb of an alley 	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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<p>193. Subdivision street grades shall not exceed the following, with due allowance for reasonable vertical curves; provide the street profiles showing compliance:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 70%;">Type</th> <th style="width: 30%;">Percent Grade</th> </tr> </thead> <tbody> <tr> <td>Major arterial</td> <td style="text-align: center;">8</td> </tr> <tr> <td>Minor arterial</td> <td style="text-align: center;">10</td> </tr> <tr> <td>Residential arterial and alley</td> <td style="text-align: center;">12</td> </tr> <tr> <td>Collector street</td> <td style="text-align: center;">12</td> </tr> <tr> <td>Local residential</td> <td style="text-align: center;">12</td> </tr> <tr> <td>Alleys</td> <td style="text-align: center;">12</td> </tr> </tbody> </table> <ul style="list-style-type: none"> A sixteen (16) percent grade on local residential streets may be approved by the development director where a sight distance in feet of ten (10) times the speed limit is maintained. An as built street profile may be required No street grade shall be less than one (1) percent and no one (1) percent grade shall be longer than three hundred (300) feet. Up to a twelve (12) percent grade on alleys may be allowed, provided the development director approves any required drainage plan 	Type	Percent Grade	Major arterial	8	Minor arterial	10	Residential arterial and alley	12	Collector street	12	Local residential	12	Alleys	12	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>	
Type	Percent Grade																
Major arterial	8																
Minor arterial	10																
Residential arterial and alley	12																
Collector street	12																
Local residential	12																
Alleys	12																
<p>194. All subdivision streets shall have a minimum sight distance of at least two hundred (200). If, due to other restrictions, this minimum sight distance cannot be maintained, the applicant shall, at the applicant's expense, provide adequate traffic-control devices or other physical improvements subject to the approval and installation by the county</p>	<p>NO</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>YES</p> <p style="text-align: center;"><input type="checkbox"/></p>															



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<p>195. All developments shall have access to a public right-of-way. The number of access points shall be as follows:</p> <p style="text-align: center;">Minimum Number of Access Points</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type of Development</th> <th>Minimum No. of Access Points</th> <th>Type of Primary Access</th> </tr> </thead> <tbody> <tr> <td>Residential, under 75 units</td> <td>1</td> <td>Residential arterial or collector street</td> </tr> <tr> <td>Residential, 76–150 units</td> <td>2</td> <td>Residential arterial or collector street</td> </tr> <tr> <td>Residential, 151–300</td> <td>3</td> <td>Collector street</td> </tr> <tr> <td>Residential over 300 units</td> <td>4</td> <td>Collector street</td> </tr> <tr> <td>Nonresidential, less than 300 required parking spaces</td> <td>1</td> <td>Collector street</td> </tr> <tr> <td>Nonresidential, 300–999 required parking spaces</td> <td>2</td> <td>Major or minor arterial or collector street</td> </tr> <tr> <td>Nonresidential, 1,000 or more required parking spaces</td> <td>2 or more as determined by the department</td> <td>Major or minor arterial or collector street</td> </tr> </tbody> </table>	Type of Development	Minimum No. of Access Points	Type of Primary Access	Residential, under 75 units	1	Residential arterial or collector street	Residential, 76–150 units	2	Residential arterial or collector street	Residential, 151–300	3	Collector street	Residential over 300 units	4	Collector street	Nonresidential, less than 300 required parking spaces	1	Collector street	Nonresidential, 300–999 required parking spaces	2	Major or minor arterial or collector street	Nonresidential, 1,000 or more required parking spaces	2 or more as determined by the department	Major or minor arterial or collector street	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
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<p>196. The separation of access points on a major or minor arterial or collector street shall be determined by the speed limit of the road with the following minimum spacing requirements:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Posted Speed Limit of Road</th> <th>Minimum Driveway Spacing</th> </tr> </thead> <tbody> <tr> <td>Less than 35 MPH</td> <td>125 feet</td> </tr> <tr> <td>36 to 45 MPH</td> <td>245 feet</td> </tr> <tr> <td>Greater than 45 MPH</td> <td>440 feet</td> </tr> </tbody> </table> <p>The distance between access points shall be measured from the centerline of the proposed driveway or public street to the centerline of the nearest existing adjacent driveway or public street</p>	Posted Speed Limit of Road	Minimum Driveway Spacing	Less than 35 MPH	125 feet	36 to 45 MPH	245 feet	Greater than 45 MPH	440 feet	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>																	
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<p>197. No driveway, except residential access, shall be allowed within one hundred (100) feet of the centerline of an intersecting arterial or collector street</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>																									
<p>198. No non-residential access except right in/right out channelized access shall be allowed within one hundred (100) feet of the centerline of any other major or minor arterial</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>																									



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178 Sams Street, Decatur,
GA 30030

Michael L. Thurmond
Chief Executive Officer

Cedric Hudson
Interim Director

<p>199. Deceleration lanes are required for subdivision entrances of subdivisions of twenty (20) or more units that provide less sight distance (in feet) than ten (10) times the posted speed limit (in miles per hour).</p> <p>The minimum deceleration lengths shall be as specified below. The director may vary length requirements based upon a consideration of available sight distances.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">Operating Speed</th> <th style="text-align: left;">Deceleration Lanes</th> </tr> </thead> <tbody> <tr> <td>Subdivision Streets</td> <td>Not Required</td> </tr> <tr> <td>35 mph</td> <td>150'+50' taper</td> </tr> <tr> <td>40 mph</td> <td>150'+50' taper</td> </tr> <tr> <td>45 mph</td> <td>150'+50' taper</td> </tr> <tr> <td>55 mph</td> <td>200'+150' taper</td> </tr> </tbody> </table>	Operating Speed	Deceleration Lanes	Subdivision Streets	Not Required	35 mph	150'+50' taper	40 mph	150'+50' taper	45 mph	150'+50' taper	55 mph	200'+150' taper	NO	YES	
Operating Speed	Deceleration Lanes														
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<p>200. Deceleration lanes located within 75' of an intersection radius may be extended to the intersection.</p>	NO <input type="checkbox"/>	YES <input type="checkbox"/>													
<p>201. Where drainage system improvements are required on private land outside the subdivision, appropriate drainage rights must be secured by the applicant</p>	NO <input type="checkbox"/>	YES <input type="checkbox"/>													
<p>202. Corner lots for residential use in a subdivision shall have an extra width of not less than fifteen (15) feet more than required for interior lots by the zoning ordinance for the zoning district within which they are located in order to provide appropriate front building setback from and orientation to both streets</p>	NO <input type="checkbox"/>	YES <input type="checkbox"/>													
<p>203. Side lot lines in subdivisions shall be substantially at right angles or radial to street lines as they extend from the front lot line to the front building line</p>	NO <input type="checkbox"/>	YES <input type="checkbox"/>													



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<p>204. No more than twenty (20) percent of the open space area may be covered with an impervious surface, in a subdivision. Impervious surfaces may include paved trails, bike paths or multi-use paths, buildings, plazas, swimming pools, or athletic courts. Impervious surfaces in open space may not include sidewalks along public rights of way or parking lots, streets, or other areas for motorized vehicular use</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>205. In new subdivisions with three (3) or more single-family detached or single-family attached units, lots on minor or major thoroughfares with lot frontages less than one hundred (100) feet shall have driveway access via shared driveways.</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>206. Driveway access on double frontage lots shall be limited to one (1) street only. A ten-foot no-access easement shall be provided along the frontage of the street not used for a driveway.</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>207. Private drives may be allowed in single-family attached, fee simple condominiums, single family cottages, and urban single family residences development with the following conditions:</p> <ul style="list-style-type: none"> • Private drives shall provide a ten-foot unobstructed easement on both sides of the drive, measured from back of curb • Private drives shall have a minimum twenty-two-foot road width measured from back of curb to back of curb. • Private drives shall have the same base and paving specifications as required for public streets. • Roadway shoulders for private drives shall consist of a combination of five-foot sidewalk, five-foot landscape strip for street trees, and may include parallel parking spaces. 	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	



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<p>208. Sidewalks and pedestrian ways shall provide a continuous network that connects each dwelling unit with adjacent public streets and all on-site amenities designed for use by residents of the development.</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>209. Dead end alleys over one hundred fifty (150) feet in length are prohibited</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>210. A traffic impact study, the scope of which shall be determined by the transportation division of the department of public works as necessary to establish the impact of a development project on the surrounding roads and what improvements may be available to mitigate such impacts, is required for any rezoning, special land use permit, sketch plat, and land disturbance or building permit applications for projects reasonably expected to meet any of the following criteria:</p> <ul style="list-style-type: none"> • Multi-family development with over three hundred (300) new units at build-out; • Single-family developments with over two hundred (200) new lots or units at build-out; • Retail developments with over one hundred twenty-five thousand (125,000) gross square feet (GSF); • Office developments with over two hundred thousand (200,000) GSF; • Medical office developments with over fifty-five thousand (55,000) GSF; • Industrial/warehouse developments with over two hundred eighty thousand (280,000) GSF, employing more than 	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	



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<p>six hundred fifty (650) workers, or covering more than two hundred (200) acres;</p> <ul style="list-style-type: none"> Any mixed-use development which could reasonably expect to generate two thousand (2,000) or more gross daily trips; or Special traffic generating uses, including truck stops, quarries, landfills, stadiums, etc. which would require development of regional impact review 			
PARKING AREA AND LANDSCAPING REQUIREMENTS INFORMATION TO BE SHOWN ON THE TREE PLAN	IS ITEM ADDRESSED?		IF NO, EXPLAIN
<p>211. All surface parking lots that contain a total of fifteen (15) or more parking spaces that are constructed or redeveloped subsequent to the effective date of this chapter shall comply with the following requirements:</p> <ul style="list-style-type: none"> A minimum of ten (10) percent of the total lot area of the parking lot shall be landscaped Non-continuous barrier curbs shall be installed around the perimeter of the parking lot and around landscaped areas that are required herein, except where the perimeter abuts an adjacent building or structure and except at points of ingress and egress into the facility, so as to prevent encroachment of vehicles onto adjacent property, rights-of-way, sidewalks and landscaped areas. Barrier curbs shall be a minimum of six (6) inches in height and six (6) inches in width, shall be concrete or stone, shall be 	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	



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<p>securely installed, and shall be maintained in good condition</p> <ul style="list-style-type: none"> A continuous hedge, berm, or short wall with landscaping thereon, not to exceed three (3) feet in height shall be required between surface parking and an adjacent public street right-of-way Tree and island quantity. A minimum of one (1) tree per eight (8) parking spaces, and one (1) island per ten (10) parking spaces, shall be provided Landscape islands. All trees planted in a parking lot shall be planted in a landscape island, which island shall be a minimum of two hundred fifty (250) square feet 			
212. All loading areas must be screened from view so as not to be visible from any public street or adjacent property	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
213. All dumpsters must be screened from view on all four (4) sides so as not to be visible from adjacent properties and the public street. The screen may incorporate access to the dumpster by using a wood fence or other opaque device to serve as a gate	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
214. All parking decks and above-ground parking structures shall have a six-foot wide landscape strip immediately contiguous to the façade of the parking deck or structure, unless otherwise screened from view by an intervening building	NO <input type="checkbox"/>	YES <input type="checkbox"/>	